

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
(FINAL) MEETING MINUTES OF THURSDAY, AUGUST 26, 2004**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, 3rd Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:30 p.m. to 8:45 p.m.

The following members were present at Roll Call: Kevin Carter, Harry Kattoula, Daniele Laman, Jose Lopez, Abdi Mohamoud, David Nelson, Alexei Ochola, Jody Talbott, Michael Trunzo and Mason Younan [10]

The following members arrived after Roll Call: David Parsons and Christine Van Spronsen [02]

The following members were not present: Alison Grant-Carlos and Barbara Hutchinson (excused) [02]

CED and City Staff in attendance: Tracy Reed and Michele St. Bernard

CALL TO ORDER: Called to order at approximately 6:30 p.m. by Michael Trunzo.

1. ROLL CALL: A quorum was established when 10 of the 14 PAC members were present at roll call. 1 PAC position was vacant at the time of roll call.

2. APPROVAL OF AGENDA: for August 26, 2004.

Motion – Kevin/Jose: Approve agenda; passes (9-0-1c).

3. APPROVAL OF MINUTES: for July 15, 2004 (*David P. arrives*)

Motion – David N./Jody: Approve July 15, 2004 minutes; passes (9-0-2c).

4. COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS: (synopsis of discussions)

Jody: Concerned with Code Compliance on ECB and University. I would like this to be a future discussion for the PAC.

David N: City Heights Housing Rehabilitation Loans raised the question, “are we getting our money’s worth re: curb appeal?” Should we put some sort of curb appeal requirement in our guidelines? [Tracy responded that the HELP program is returning to the PAC in September.]

Harry: University Avenue is neglected. I’d like to formally request improvements for the University Avenue business corridor.

Jose: Thanks to everyone for electing me to this PAC at the last meeting.

Daniele: I have a copy of the North Chollas community park schematic drawings if any of the PAC would like to see them.

Mike: The CentrepoinTE Project at 63rd and ECB is no longer looking for Redevelopment assistance. The project will continue on their own terms with no affordable housing requirement.

PUBLIC COMMENT ON NON-AGENDA ITEMS: (synopsis of discussions)

Various: Questions regarding the CentrepoinTE Project – why was it dropped, will Eastern Area Planning Group be the committee to discuss the project now, how many units, what property does Barratt own, etc. Jay Powell: From the City Heights PAC, invited Crossroads PAC and audience to a “Green Building and Energy Efficiency” lunch. [*Christine Van Spronsen arrives.*]

5. OLD BUSINESS: (synopsis of discussions)

Update: Project Area – Tracy Reed, Redevelopment Agency

Tracy: Items discussed include - CentrepoinTE ENA expired, the Agency has submitted an application for a Federal Brownfield's grant application for trash triangle.

Also; Chollas Parkway, Village Garden apartments, 54th Jewish Community Center site, North Chollas Park.

Action: Appointment; Residential Tenant for EACPC

Tracy: One qualified application for the EACPC Residential Tenant position was received. It was from Carl Davis.

Carl Davis: Introduced himself.

Motion – David P/Harry: Motion to appoint Carl Davis to the EACPC Residential Tenant position of the PAC; passes (11-0-1c).

Action: Election of PAC Executive Board

Motion – Daniele Laman/Jose Lopez: Vacate current board and appoint Jody as temporary chair; passes (12-0-1c).

Motion – David P/Jody: Re-elect Mike Trunzo as PAC President; passes (12-0-1c).

Nominations for Vice-President:

Alison Grant-Carlos – nominated by Mike Trunzo

Jose Lopez – self-nominated

Ballot vote conducted for the position of PAC Vice-President. Laura R. and Tracy counted the ballots. Tracy announced that Alison was re-elected for the PAC Vice-President position.

Motion – Mike/Harry: Re-elect Jody Talbott as recording secretary; passes (12-0-1c)

6. NEW BUSINESS: (synopsis of discussions)

Discussion/Action: El Cajon Boulevard Medians, Redevelopment Agency

Tracy: Presented potential median project for ECB. Requested obligation of \$1.75 million in Crossroads Tax Increment.

Motion – **Jose/David P.**: Approve funding the median project for El Cajon Blvd at \$1.75 million from Crossroads Tax Increment revenues; passes (9-1-3c) [David N. against, Alexei, Harry and Mike abstaining]

Information/Workshop: Vision for El Cerrito, El Cerrito Community Council Organized presentation by Rob Forst, Newell Booth, Larry Ford and Bill *Marckwardt*. Handouts distributed. The group sees potentially three distinct “nodes” in El Cerrito.

Formal request made from the ECCC for the PAC to support and request funding be made available from the City Manager to develop a Revitalization Action Plan (RAP) for ECB between College and 54th, and that residents and business owners be included in the process.

Motion – **David P/Daniele**: Extend meeting until 8:45 pm; passes (12-0-1c).

Discussion of RAP vs Design guidelines. Discussion of including all of ECB and perhaps University Avenue. Tracy confirmed that the redevelopment/tax increment revenues could be used to secure a consultant for this project.

PAC requested that this issue be included on the September agenda as an action item. Tracy will present alternatives to a RAP that may accomplish the same goal. Tracy offered to provide the PAC with a copy of the College Design Guidelines.

8. ADJOURNMENT: 8:45 p.m.

This information will be made available in alternative formats upon request.

Prepared: 08/30/04 ms
Revised: 09/24/04 tr

Draft (Final) Approved:
Motion was by: Kevin/David N

Revisions are in Italic's
PAC vote was: 9-0-1c